

**TOWN OF ROCKY HILL  
OPEN SPACE LAND ACQUISITION AND FARMLAND PRESERVATION  
COUNCIL SUBCOMMITTEE  
MEETING OF OCTOBER 20, 2014**

Present: Chairman Frank Szeps, Councilor Joe Kochanek, Sandra Kelly (Non-Voting, Ex-Officio Member) and Wendell Coogan (Non-Voting, Ex-Officio Member). Also present: Ray Carpentino (Economic Development Director).

Absent: Councilor Meg Casasanta.

**I. CALL TO ORDER**

Chairman Frank Szeps called the Monday, October 20, 2014 meeting of the Open Space Land Acquisition and Farmland Preservation Council Subcommittee to order at 5:43 p.m. in the Council Chambers of the Rocky Hill Town Hall, 761 Old Main Street, Rocky Hill, CT.

**II. PUBLIC COMMENT**

There was no public comment.

**III. HAYES FARM UPDATE**

Ray Carpentino said the closing for the Hayes Farm has been postponed from early this week until next week. Councilor Kochanek asked if there is any reason for this and Ray Carpentino believes that the Hayes family is on vacation. Councilor Kochanek asked if they had to go to the Planning and Zoning Commission. Ray Carpentino said they did two weeks ago and there was no problem.

**IV. DISCUSSION: PLAN OF CONSERVATION & DEVELOPMENT**

Chairman Szeps told them that they knew about the POCD (Plan of Conservation & Development) being in process. He had asked Ray Carpentino if he would schedule a meeting in the near future between a couple of members of this Subcommittee and Planimetrics in order for them to offer an addition to the POCD which will be within that and which will establish language to protect existing farms and farmland while promoting the expansion of farm activities and of farms. Chairman Szeps said that any other ideas this Subcommittee has can also be presented.

At this point, Chairman Szeps said he wanted to say for the record that Councilor Casasanta had called him earlier and she is unable to make this evening's meeting.

Chairman Szeps asked if there was any further discussion about the POCD. Commissioner Kelly said that the Inland Wetlands Commission has submitted a letter on behalf of that Commission about concerns that they would like to see included in the POCD. She thinks this will all work well for the Town to think of and to protect its natural resources. She also thinks this is a great idea. Chairman Szeps asked if the letter has been documented. Commissioner Kelly believes that the letter has been finalized already. Ray Carpentino told the members of this Subcommittee that he would get a copy of this letter from Bob Alvarado (Staff for the Inland Wetlands Commission) and he will e-mail this to all of them.

## **V. DISCUSSION/ACTION: NEXT STEPS – CT FARMLAND TRUST**

Chairman Szeps said Ray Carpentino is working on getting Elisabeth Moore from the CT Farmland Trust so that they can figure out the plan for the next action of this Subcommittee. Ray Carpentino said Elisabeth Moore is now the Acting Director of the CT Farmland Trust. Ray Carpentino said that he would like to get Elisabeth Moore for this Subcommittee's next meeting or if they have to have a special meeting so that they can discuss the coordination between the next series of potential acquisitions in an Executive Session. Chairman Szeps and Councilor Kochanek think this should be a special meeting because a half hour won't be enough for them to do this in. Ray Carpentino will try to get some potential dates from Elisabeth Moore and he will e-mail those out to the members of this Subcommittee so that they can tell him what will work for everybody.

## **VI. APPROVAL OF MINUTES & WORKING NOTES**

**Councilor Kochanek made a motion to approve the Minutes and Working Notes of the July 21, 2014 meeting of the Open Space Land Acquisition & Farmland Preservation Subcommittee. The motion was seconded by Chairman Szeps and adopted unanimously by those present.**

## **VII. CORRESPONDENCE**

Ray Carpentino referred to a memo package he had handed out this evening to this Subcommittee's members. This has to do with some of the potential wording that they could work into the POCD. He explained some more about how he had taken some information from the POCDs of Berlin and Bloomfield. He "boiled it down" to nine different strategies. Councilor Kochanek said they already have most of the information that is required documented (i.e. types of soils, etc.) so they are in good shape. Ray Carpentino said they just have to have this in the plan so he needs to set up a meeting with Glenn Chalder (Planimetrics) and this Subcommittee if that can be arranged. The Planning and Zoning Commission is driving this and there is a pretty tight budget on this project. Councilor Kochanek asked how they will formulate the verbiage they are looking for because of that. Ray Carpentino referred to the nine items that he has listed on his memo and he told this Subcommittee's members to let him know at their next meeting if they want to add to this list or take away from it. He and/or Chairman Szeps can talk to Glenn Chalder via the phone or e-mail if this Subcommittee isn't able to meet with him in order to make sure that they get their strategies in the plan.

Chairman Szeps asked if there was anything else. Wendell Coogan notified this Subcommittee that its next meeting will be his last one. The work they are doing is commendable but it is a diversion from how he thought this Subcommittee originally was going to go. Chairman Szeps told Wendell Coogan that he appreciates the work he has done over the years and he said that he will save more about this for their next meeting.

**VIII. ADJOURNMENT**

**Councilor Kochanek made a motion to adjourn the meeting at 5:51 p.m. The motion was seconded by Chairman Szeps and adopted unanimously by those present. (Councilor Casasanta was absent.)**

Respectfully submitted,

Jo-Anne Booth  
Recording Secretary